



WESTFIELD-WASHINGTON

ADVISORY PLAN COMMISSION

FIRST MONTHLY MEETING

March 1, 2010

1003-PUD-04

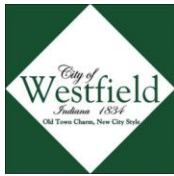
PETITION NUMBER:	1003-PUD-04	
APPROXIMATE ADDRESS:	3600 East 161 st Street	
PETITIONER:	Adams and Marshall Homes, Inc.	
REPRESENTATIVE:	Jon Dobosiewicz, Nelson & Frankenger	
REQUEST:	Amendment to the development standards for an area of Parcel J of the Bridgewater PUD.	
CURRENT ZONING:	Bridgewater PUD	
STAFF REVIEWER:	Kevin M. Todd, AICP	
ZONING HISTORY:	0607-PUD-08	Amended and Restated Bridgewater PUD Ordinance (Ord. 06-49)
	0908-PUD-04	Amendment to allow transitional health care uses (Ord. 09-17)
	1001-PUD-02	Amendment to development standards for Parcel M4 (Ord. 10-01)
EXHIBITS:	<ol style="list-style-type: none">1. Staff Report2. Aerial Location Map3. TAC Letter4. Petitioner's Proposal5. Neighbor Meeting Report	

PETITION HISTORY

This petition was introduced at the February 8, 2010 City Council meeting. It was reviewed at the February 18, 2010 Technical Advisory Committee meeting, and it will receive a public hearing at the March 1, 2010 Advisory Plan Commission meeting.

PROCEDURAL

- Amendments to approved Planned Unit Development (“PUD”) Districts are required to be considered at a public hearing. The public hearing for this petition will be held on March 1, 2010 at the Advisory Plan Commission meeting.
- The primary purpose of the First Monthly Meeting is to hold public hearings, for the petitioner to comment on its petition, and for the Advisory Plan Commission (the “APC”) members to ask questions and identify issues the petitioner should address prior to the APC taking action on the petition. The APC may also take action on pending matters, including rezoning, ordinance amendments, and comprehensive plan amendments, at this meeting.
- Notice of the March 1, 2010 public hearing was provided in accordance with the APC Rules of Procedure.
- The recommendation from the APC to the City Council may be made at the March 15, 2010 APC meeting.



PROJECT DESCRIPTION

The subject property is approximately eight (8) acres in size and is located within Parcel J of the Bridgewater PUD District (the “Property”). The proposed amendment would allow the proposed single-family detached housing product to be built on the Property. Single-family detached homes are a permitted use; however, the area was originally designed and platted for attached single-family structures (duplexes, tri-plexes, and quads).

Two (2) attached-unit buildings, a detention pond, and a significant amount of the infrastructure have been constructed to-date. The proposal is to maintain the existing layout and build detached single-family structures instead of attached. The Bridgewater PUD Ordinance states that the developer is to select the development standards for single-family detached housing projects within Parcel J. The developer, Throgmartin-Henke, selected the Parcel H development standards be applied to this area of Parcel J.

In order to maintain the same density and layout of the previously-approved plat for attached housing, the proposed amendment seeks to modify three (3) standards. The first amendment would modify the way the lot width at building line is calculated, so that the few lots with narrower frontages could be utilized. The second amendment would reduce the minimum lot area from 7,500 square feet to 5,000 square feet. The third amendment would reduce the minimum front yard setback from twenty (20) feet to fifteen (15) feet, with an eighteen (18) foot setback for garages.

PUBLIC POLICIES

Comprehensive Plan-Feb 2007

The Future Land Use Concept Map in the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies the Property as Suburban Residential (p. 23). Detached dwellings are appropriate in the Suburban Residential area (p. 38).

Thoroughfare Plan-Feb 2007

The current Westfield-Washington Township Thoroughfare Plan (the “Thoroughfare Plan”) roadway classification map identifies the impacted segment of Gray Road as a “Secondary Arterial” (p. 4-20), and recommends a minimum dedication of a sixty (60) foot half right-of-way (p. 5-3). The Thoroughfare Plan further recommends the provision of an eight (8) foot asphalt path within the right-of-way (p. 5-3). The remainder of the affected roads are classified as “Local Roads”.

Parks & Recreation Master Plan-Dec 2007

The Westfield Parks & Recreation Master Plan focuses on the build-out and development of the community’s existing parks and trail systems. The Property is not within or adjacent to an existing park or trail. The required eight (8) foot wide multi-use path along Gray Road has been installed.

Water & Sewer System-Aug 2005

The Property is currently served by water and sewer lines. The systems were designed to



accommodate the number of proposed houses.

Annexation

The Property is within the corporate boundaries of the City of Westfield.

Well Head Protection-Ord. 05-31

The Property is not within a wellhead protection area.

INDIANA CODE

IC 36-7-4-603 states that reasonable regard shall be paid to:

1. The Comprehensive Plan.

The Future Land Use Concept Map in the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies the Property as Suburban Residential (p. 23). Detached dwellings are appropriate in the Suburban Residential area (p. 38).

2. Current conditions and the character of current structures and uses.

Part of the Property is being used residentially and the remaining part was planned to be used residentially, but is currently vacant. The Property is located in the Bridgewater PUD and is zoned for residential uses.

3. The most desirable use for which the land is adapted.

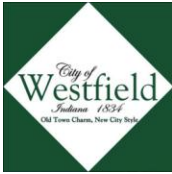
The Comprehensive Plan established that Suburban Residential development, including detached dwellings is appropriate for this area. The Bridgewater PUD allows for the proposed use.

4. The conservation of property values throughout the jurisdiction.

It is anticipated that the proposed use would have a positive impact on surrounding property values and throughout the jurisdiction.

5. Responsible growth and development.

The site is contiguous to other developed areas, and the improvement of the Property would be consistent with the principle of contiguous growth. City services such as water, sewer, and emergency services already exist on or near the Property and are adequate to serve the proposed development.



PROCESS REQUIREMENTS

<u>Required Submittals</u>	<u>Original</u>	<u>Amended</u>	<u>Status</u>
Application	02/02/10	-	Compliant
Fees	02/03/10	-	Compliant
Legal Description	02/02/10	-	Compliant
Consent Form	NA	-	NA
PUD Ordinance Amendment	02/02/10	02/19/10	Compliant

<u>Required Procedure</u>	<u>Original</u>	<u>Status</u>
Pre-Filing Conference	01/26/10	Compliant
Notice - Sign on site	02/19/10	Compliant
Notice - Newspaper	02/19/10	Compliant
Notice - Mail	02/19/10	Compliant

STAFF COMMENTS

1. No action is required at this time.
2. This petition may receive a recommendation from the APC at the March 15, 2010 APC Meeting.
3. If any APC member has questions prior to the public hearing, then please contact Kevin Todd at 804.3174 or ktodd@westfield.in.gov

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KMT